

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

Erin P. Moriarty (SBN: 146751)  
Law Offices of Weneta M.A. Kosmalalaw.com  
3 MacArthur Place, Suite 760  
Santa Ana, CA 92707  
Tel: 714-540-3600  
Email: emoriarty@kosmalalaw.com

FOR COURT USE ONLY

☐ Individual appearing without attorney  
☒ Attorney for: Weneta M.A. Kosmala, Ch. 7 Trustee

In re:

AMER DARWICH JNEID AND ROLA JNEID.

CASE NO.: 8:19-bk-11976-CB

CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 04/06/2020

**Time:** 2:30 pm

**Location:** United States Bankruptcy Court, 411 W. Fourth Street, Suite 5165/Ctrm 5D, Santa Ana, CA 92701

**Last date to file objections: 03/23/2020**

**Description of property to be sold:** SHORT SALE OF REAL PROPERTY LOCATED AT 31526 SEA SHADOWS WAY  
LAGUNA NIGUEL, CA 92677

**Terms and conditions of sale:** This is a “short sale”, in which the Buyers have agreed to increase their offer to a price that is acceptable to the lienholders, the lienholders and the agents are making concessions to facilitate the transaction, and the Estate will receive a Release Fee of \$57,000, paid on top of the sale price, for Trustee’s facilitation of the transaction. The transaction is in the best interests of the Estate, in that the Release Fee provides a significant benefit for the Estate and its creditors that would not exist in the absence of a “short sale”.

**Proposed sale price: \$ 1,000,000.00**

**Overbid procedure (*if any*):**

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

**Contact person for potential bidders (*include name, address, telephone, fax and/or email address*):**

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Email: emoriarty@kosmalalaw.com

Date: 03/09/2020

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:

3 MacArthur Place, Suite 760  
Santa Ana, CA 92707

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 03/09/2020, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On *(date)* 03/09/2020, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** *(state method for each person or entity served)*: Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* 03/09/2020, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

Honorable Catherine E. Bauer  
United States Bankruptcy Court  
411 W. Fourth Street, Suite 5165  
Santa Ana, CA 92701-4593

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

03/09/2020      Janine Fountain  
*Date*                      *Printed Name*

/s/ Janine Fountain  
*Signature*

**ADDITIONAL SERVICE INFORMATION (if needed):**

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF"):**

- Craig A Edelman notice@bkcyllaw.com
- Weneta M Kosmala (TR) ecf.alert+Kosmala@titlexi.com,  
wkosmala@txitrustee.com;dmf@txitrustee.com;kgeorge@kosmalalaw.com
- Erin P Moriarty emoriarty@kosmalalaw.com,  
wkosmala@kosmalalaw.com;jfountain@kosmalalaw.com;weneta.kosmala@7trustee.net
- Austin P Nagel melissa@apnagellaw.com
- Donald Segretti dsegretti@aol.com
- Valerie Smith claims@recoverycorp.com
- United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov

**2. SERVED BY UNITED STATES MAIL:**

Amer Darwich Jneid and  
Rola Jneid  
24012 Swallow Tail Drive  
Laguna Niguel, CA 92677

Deborah Priebe  
Dyson & Dyson Real Estate  
989 Lomas Santa Fe Drive  
Solana Beach, Ca 92075